



27 Lord Street Mount Colah, NSW 4 3 2

### Potential Subdivision (STCA)

This delightful brick home offers the perfect blend of comfort and convenience in a peaceful neighbourhood. Located on a generous 1,182sqm block, this property boasts the potential to subdivide while keeping the main house, rebuild or renovate. Featuring a bright and airy living area with a charming brick fireplace, polished timber floors, and ample natural light from large windows and sliding doors leading to the covered outdoor entertaining space.

The kitchen is well-appointed with modern cabinetry, sleek countertops, and an open plan layout, making it ideal for entertaining. Each bedroom is well-sized, with the master offering built-in wardrobes and the updated bathroom includes a separate bathtub and modern fixtures. This property also features a separate studio with a kitchenette and attached bathroom/laundry.

**Features:**

- NO bushfire zone, NO flood zone, NO significant trees
- Updated bathroom with separate bathtub

**Inspect:** Saturday, 19th October 2024 2:15 - 2:45  
**Auction:** 09/11/2024 12:00 pm

**Price:** Auction 9th November Onsite @ 12pm



**Steve Noakes**

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**Adam Noakes**

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Mount Colah



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.